HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal

Date Released: October 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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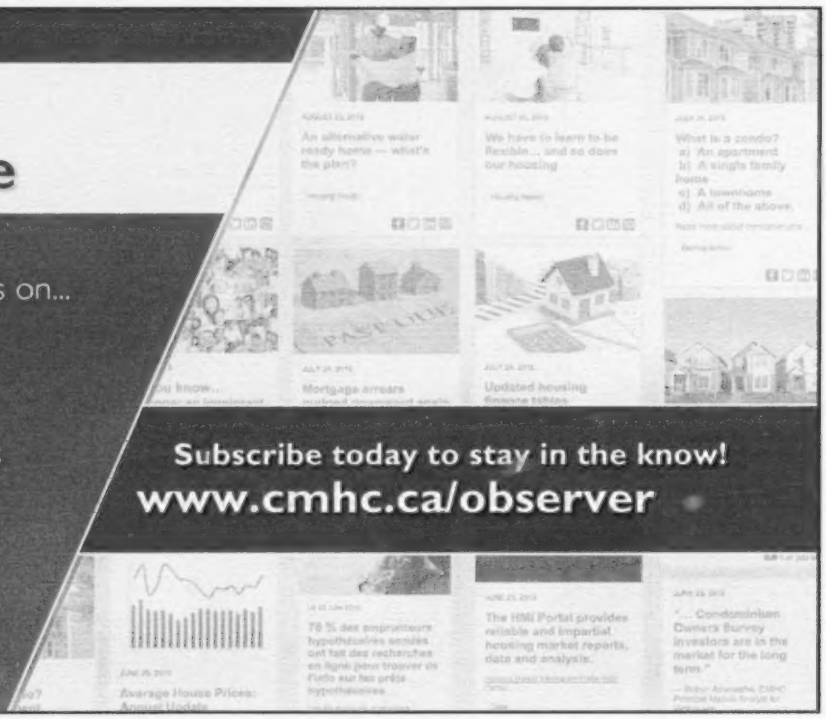

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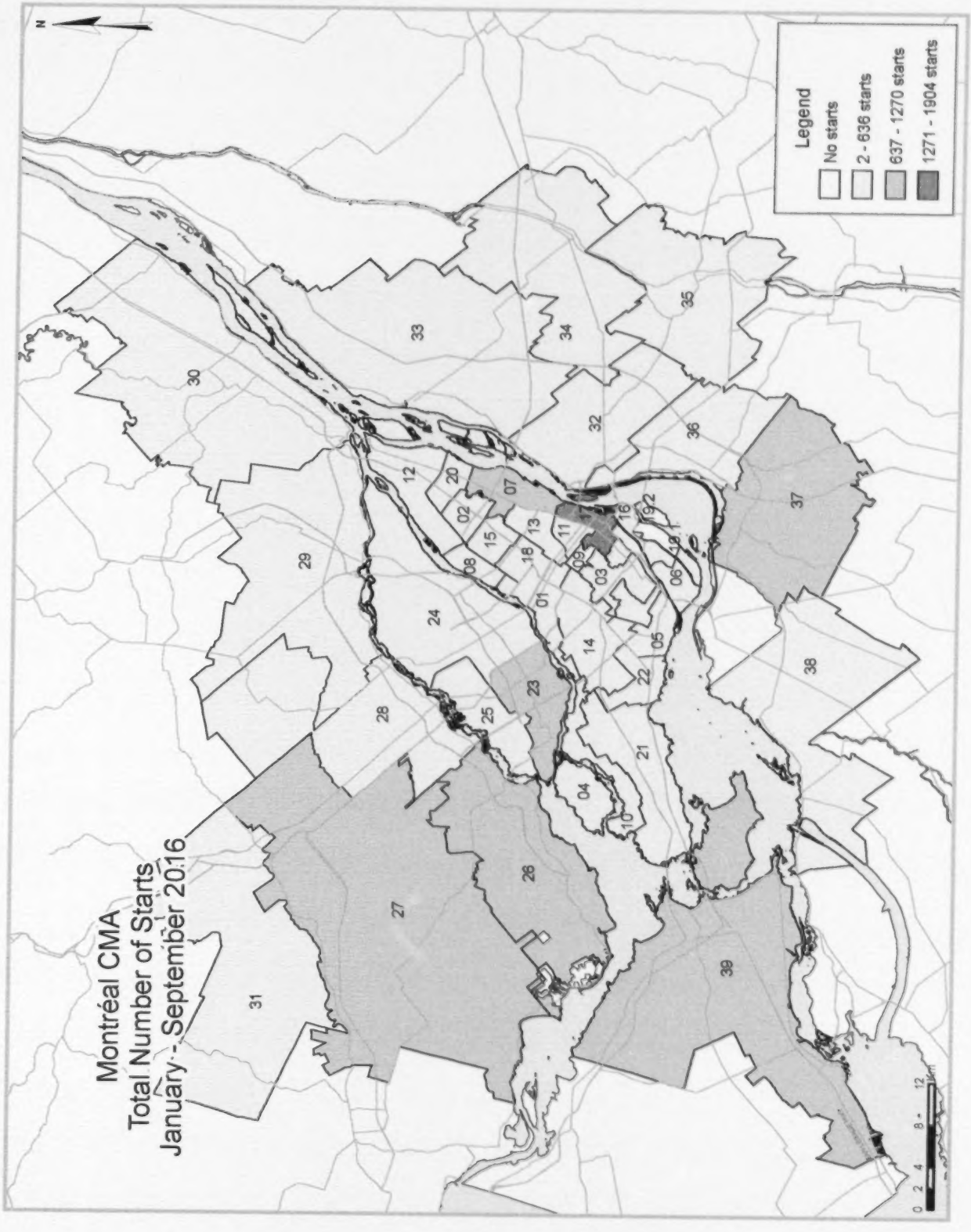
Montréal CMA
Total Number of Starts
January - September 2016
Legend
No starts
2 - 636 starts
637 - 1270 starts
1271 - 1904 starts
N
0 2 4 8 12 km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2016		
Montreal CMA[1]	August 2016	September 2016
Trend[2]	16,046	20,165
SAAR	17,779	35,618
	September 2015	September 2016
Actual		
September - Single-Detached	201	266
September - Multiples	3,067	2,684
September - Total	3,268	2,950
January to September - Single-Detached	1,764	1,836
January to September - Multiples	11,499	11,422
January to September - Total	13,263	13,258

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2016	266	76	78	0	46	668	3	1,813	2,950
September 2015	201	60	50	0	67	1,817	0	1,041	3,268
% Change	32.3	26.7	56.0	n/a	-31.3	-63.2	n/a	74.2	-9.7
Year-to-date 2016	1,836	606	575	0	317	4,738	6	5,007	13,258
Year-to-date 2015	1,764	490	420	0	230	5,344	2	4,815	13,263
% Change	4.1	23.7	36.9	n/a	37.8	-11.3	200.0	4.0	0.0
UNDER CONSTRUCTION									
September 2016	972	338	501	0	376	9,789	3	7,383	19,724
September 2015	959	316	379	0	193	10,826	0	5,957	19,286
% Change	1.4	7.0	32.2	n/a	94.8	-9.6	n/a	23.9	2.3
COMPLETIONS									
September 2016	231	62	88	0	34	571	0	307	1,513
September 2015	236	56	55	0	14	486	0	241	1,145
% Change	-2.1	10.7	60.0	n/a	142.9	17.5	n/a	27.4	32.1
Year-to-date 2016	1,685	544	501	0	322	5,114	14	5,065	13,787
Year-to-date 2015	1,847	474	685	0	148	4,887	0	2,347	10,502
% Change	-8.8	14.8	-26.9	n/a	117.6	4.6	n/a	115.8	31.3
COMPLETED & NOT ABSORBED									
September 2016	287	159	167	0	84	2,046	n/a	n/a	2,743
September 2015	358	190	234	0	76	2,475	n/a	n/a	3,333
% Change	-19.8	-16.3	-28.6	n/a	10.5	-17.3	n/a	n/a	-17.7
ABSORBED									
September 2016	210	53	67	0	52	577	n/a	n/a	959
September 2015	229	60	75	0	9	742	n/a	n/a	1,115
% Change	-8.3	-11.7	-10.7	n/a	**	-22.2	n/a	n/a	-14.0
Year-to-date 2016	1,761	585	523	0	303	5,504	n/a	n/a	8,676
Year-to-date 2015	1,855	514	635	0	114	5,215	n/a	n/a	8,333
% Change	-5.1	13.8	-17.6	n/a	165.8	5.5	n/a	n/a	4.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
September 2016	18	4	11	0	18	243	0	310	604
September 2015	13	0	4	0	45	1,315	0	578	1,987
Laval									
September 2016	22	2	16	0	0	113	0	79	232
September 2015	16	4	15	0	0	252	0	11	298
North Shore									
September 2016	117	22	21	0	8	97	0	204	469
September 2015	88	22	18	0	12	122	0	314	576
South Shore									
September 2016	69	36	10	0	0	113	3	732	963
September 2015	51	24	4	0	0	96	0	137	312
Vaudreuil-Soulanges									
September 2016	40	12	20	0	20	102	0	488	682
September 2015	33	10	9	0	10	32	0	1	95
Montréal CMA									
September 2016	266	76	78	0	46	668	3	1,813	2,950
September 2015	201	60	50	0	67	1,817	0	1,041	3,268
UNDER CONSTRUCTION									
Island of Montréal									
September 2016	110	30	129	0	179	6,346	0	2,835	9,746
September 2015	94	34	118	0	72	7,245	0	2,468	10,421
Laval									
September 2016	62	6	42	0	8	1,307	0	386	1,811
September 2015	77	16	33	0	14	937	0	409	1,652
North Shore									
September 2016	371	68	141	0	79	1,000	0	1,526	3,350
September 2015	377	86	83	0	44	1,360	0	1,492	3,542
South Shore									
September 2016	314	214	102	0	56	895	3	1,791	3,455
September 2015	284	142	92	0	40	1,095	0	1,524	3,177
Vaudreuil-Soulanges									
September 2016	115	20	87	0	54	241	0	845	1,362
September 2015	127	38	53	0	23	189	0	64	494
Montréal CMA									
September 2016	972	338	501	0	376	9,789	3	7,383	19,724
September 2015	959	316	379	0	193	10,826	0	5,957	19,286

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
September 2016	7	4	12	0	34	333	0	10	620
September 2015	14	8	16	0	0	254	0	199	548
Laval									
September 2016	19	0	22	0	0	6	0	6	53
September 2015	23	4	0	0	0	30	0	3	60
North Shore									
September 2016	119	24	7	0	0	50	0	131	331
September 2015	111	10	24	0	9	69	0	28	251
South Shore									
September 2016	59	32	23	0	0	77	0	160	351
September 2015	71	34	7	0	5	133	0	11	261
Vaudreuil-Soulanges									
September 2016	27	2	24	0	0	105	0	0	158
September 2015	17	0	8	0	0	0	0	0	25
Montréal CMA									
September 2016	231	62	88	0	34	571	0	307	1,513
September 2015	236	56	55	0	14	486	0	241	1,145
COMPLETED & NOT ABSORBED									
Island of Montréal									
September 2016	9	9	15	0	11	543	n/a	n/a	587
September 2015	8	23	23	0	0	939	n/a	n/a	993
Laval									
September 2016	41	17	22	0	10	330	n/a	n/a	420
September 2015	33	29	40	0	10	308	n/a	n/a	420
North Shore									
September 2016	159	43	68	0	44	729	n/a	n/a	1,043
September 2015	220	48	105	0	44	651	n/a	n/a	1,068
South Shore									
September 2016	56	84	38	0	6	378	n/a	n/a	562
September 2015	76	83	48	0	20	524	n/a	n/a	751
Vaudreuil-Soulanges									
September 2016	22	6	24	0	13	66	n/a	n/a	131
September 2015	21	7	18	0	2	53	n/a	n/a	101
Montréal CMA									
September 2016	287	159	167	0	84	2,046	n/a	n/a	2,743
September 2015	358	190	234	0	76	2,475	n/a	n/a	3,333

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
September 2016	10	2	9	0	34	343	n/a	n/a	398
September 2015	16	11	21	0	1	325	n/a	n/a	374
Laval									
September 2016	16	5	16	0	0	17	n/a	n/a	54
September 2015	24	5	8	0	0	28	n/a	n/a	65
North Shore									
September 2016	104	16	6	0	15	75	n/a	n/a	216
September 2015	107	16	25	0	3	197	n/a	n/a	348
South Shore									
September 2016	59	30	20	0	0	84	n/a	n/a	193
September 2015	66	28	9	0	5	159	n/a	n/a	267
Vaudreuil-Soulanges									
September 2016	21	0	16	0	3	58	n/a	n/a	98
September 2015	16	0	12	0	0	33	n/a	n/a	61
Montréal CMA									
September 2016	210	53	67	0	52	577	n/a	n/a	959
September 2015	229	60	75	0	9	742	n/a	n/a	1,115

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233
% Change	2.8	21.6	50.7	n/a	13.3	-9.9	**	9.5	1.8
2006	7,793	758	673	0	472	7,578	4	4,846	22,813

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Zone 1	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	280	0	280	-100.0
Zone 4	4	4	0	0	0	0	0	0	4	4	0.0
Zone 5	0	0	0	0	0	0	0	11	0	11	-100.0
Zone 6	0	0	0	0	18	17	0	0	18	17	5.9
Zone 7	1	2	2	0	0	11	71	42	74	55	34.5
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	2	0	0	4	0	38	0	42	2	**
Zone 11	0	0	0	0	0	0	0	13	0	13	-100.0
Zone 12	2	0	2	0	3	0	13	22	20	22	-9.1
Zone 13	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 14	2	0	0	0	0	0	18	75	20	75	-73.3
Zone 15	2	0	0	0	0	0	0	0	2	0	n/a
Zone 16	0	1	0	0	0	0	62	3	62	4	**
Zone 17	0	0	0	0	4	17	212	1,424	216	1,441	-85.0
Zone 18	0	0	0	0	0	0	107	32	107	32	**
Zone 19.1	0	0	0	0	0	0	0	15	0	15	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	8	0	8	0	n/a
Zone 21	3	0	0	0	0	4	0	0	3	4	-25.0
Zone 22	4	4	0	0	0	0	24	0	28	4	**
Zone 23	8	5	0	2	7	0	122	101	137	108	26.9
Zone 24	5	5	0	2	4	0	58	154	67	161	-58.4
Zone 25	9	6	2	0	5	11	12	12	28	29	-3.4
Zone 26	11	8	4	2	0	4	1	1	16	15	6.7
Zone 27	36	18	4	4	16	0	48	19	104	41	153.7
Zone 28	14	16	0	2	0	8	100	293	114	319	-64.3
Zone 29	26	18	14	12	6	6	64	71	110	107	2.8
Zone 30	5	10	0	2	0	6	8	12	13	30	-56.7
Zone 31	25	18	0	0	7	0	80	46	112	64	75.0
Zone 32	7	14	4	4	6	0	48	84	65	102	-36.3
Zone 33	12	4	2	2	0	0	17	42	31	48	-35.4
Zone 34	9	12	2	0	0	0	127	1	138	13	**
Zone 35	17	6	10	2	0	0	18	40	45	48	-6.3
Zone 36	12	6	6	6	0	0	7	22	25	34	-26.5
Zone 37	5	7	6	8	7	4	628	44	646	63	**
Zone 38	7	2	6	2	0	0	0	0	13	4	**
Zone 39	40	33	12	10	40	19	590	33	682	95	**
Montréal CMA	266	201	76	60	127	107	2,481	2,900	2,950	3,268	-9.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	4	2	2	0	0	6	195	71	201	79	154.4
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	1	1	0	0	0	3	280	545	281	549	-48.8
Zone 4	28	14	0	0	0	0	0	0	28	14	100.0
Zone 5	0	0	0	0	0	0	22	122	22	122	-82.0
Zone 6	0	0	2	8	54	31	309	27	365	66	**
Zone 7	12	10	22	0	0	15	708	265	742	290	155.9
Zone 8	0	4	0	6	0	0	3	13	3	23	-87.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	8	0	0	16	4	38	0	55	12	**
Zone 11	0	0	0	2	0	0	123	72	123	74	66.2
Zone 12	11	13	6	6	3	7	62	66	82	92	-10.9
Zone 13	0	1	0	0	20	22	129	306	149	329	-54.7
Zone 14	8	3	0	0	14	20	34	106	56	129	-56.6
Zone 15	9	7	6	0	0	0	0	2	15	9	66.7
Zone 16	1	2	0	0	6	0	95	258	102	260	-60.8
Zone 17	0	1	2	0	7	17	1,895	1,908	1,904	1,926	-1.1
Zone 18	2	1	0	0	0	0	247	60	249	61	**
Zone 19.1	0	1	0	0	0	0	0	43	0	44	-100.0
Zone 19.2	0	0	0	0	0	0	0	194	0	194	-100.0
Zone 20	0	0	0	0	0	0	8	4	8	4	100.0
Zone 21	20	20	0	0	36	22	38	14	94	56	67.9
Zone 22	9	15	0	2	34	0	24	33	67	50	34.0
Zone 23	48	50	8	12	15	10	604	655	675	727	-7.2
Zone 24	37	55	6	10	42	34	396	486	481	585	-17.8
Zone 25	41	29	10	22	5	21	92	21	148	93	59.1
Zone 26	128	94	36	12	34	13	440	114	638	233	173.8
Zone 27	248	217	20	10	88	14	323	206	679	447	51.9
Zone 28	88	78	4	24	28	40	415	940	535	1,082	-50.6
Zone 29	140	146	74	44	103	62	296	872	613	1,124	-45.5
Zone 30	76	95	12	40	28	12	40	137	156	284	-45.1
Zone 31	184	193	44	22	11	16	351	339	590	570	3.5
Zone 32	62	101	32	24	70	40	336	329	500	494	1.2
Zone 33	70	53	32	4	0	4	173	277	275	338	-18.6
Zone 34	65	74	4	4	19	0	230	81	318	159	100.0
Zone 35	131	102	88	58	0	4	168	278	387	442	-12.4
Zone 36	62	35	40	34	20	28	416	424	538	521	3.3
Zone 37	60	63	90	74	49	63	684	335	883	535	65.0
Zone 38	64	55	42	36	11	18	72	617	189	726	-74.0
Zone 39	226	221	22	40	143	72	714	187	1,105	520	112.5
Montréal CMA	1,836	1,764	606	494	856	598	9,960	10,407	13,258	13,263	0.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Zone 1	0	0	0	0	0	0	0	4
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	132	0	148
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	8	0	3
Zone 6	18	17	0	0	0	0	0	0
Zone 7	0	11	0	0	63	42	8	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	0	0	0	0	0	38	0
Zone 11	0	0	0	0	0	6	0	7
Zone 12	3	0	0	0	0	16	13	6
Zone 13	0	0	0	0	0	4	0	0
Zone 14	0	0	0	0	18	75	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	62	0	0	3
Zone 17	4	17	0	0	76	1,017	136	375
Zone 18	0	0	0	0	0	0	107	32
Zone 19.1	0	0	0	0	0	15	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	8	0
Zone 21	0	4	0	0	0	0	0	0
Zone 22	0	0	0	0	24	0	0	0
Zone 23	7	0	0	0	98	101	24	0
Zone 24	4	0	0	0	9	151	49	3
Zone 25	5	11	0	0	6	4	6	8
Zone 26	0	4	0	0	0	0	1	1
Zone 27	16	0	0	0	30	6	18	13
Zone 28	0	8	0	0	46	0	54	293
Zone 29	6	6	0	0	21	71	43	0
Zone 30	0	6	0	0	0	12	8	0
Zone 31	7	0	0	0	0	39	80	7
Zone 32	3	0	3	0	4	18	44	66
Zone 33	0	0	0	0	6	14	11	28
Zone 34	0	0	0	0	22	0	105	1
Zone 35	0	0	0	0	12	37	6	3
Zone 36	0	0	0	0	4	21	3	1
Zone 37	7	4	0	0	65	6	563	38
Zone 38	0	0	0	0	0	0	0	0
Zone 39	40	19	0	0	102	32	488	1
Montréal CMA	124	107	3	0	668	1,827	1,813	1,041

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	6	0	0	195	36	0	35
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	3	0	0	91	164	189	381
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	6	119	16	3
Zone 6	54	31	0	0	189	18	120	9
Zone 7	0	15	0	0	111	132	590	87
Zone 8	0	0	0	0	3	3	0	10
Zone 9	0	0	0	0	0	0	0	0
Zone 10	16	4	0	0	0	0	38	0
Zone 11	0	0	0	0	85	39	38	13
Zone 12	3	7	0	0	43	47	19	19
Zone 13	20	22	0	0	123	290	6	16
Zone 14	14	20	0	0	34	106	0	0
Zone 15	0	0	0	0	0	2	0	0
Zone 16	6	0	0	0	67	245	28	13
Zone 17	7	17	0	0	1,091	1,489	718	387
Zone 18	0	0	0	0	118	15	129	45
Zone 19.1	0	0	0	0	0	43	0	0
Zone 19.2	0	0	0	0	0	194	0	0
Zone 20	0	0	0	0	0	0	8	4
Zone 21	36	22	0	0	38	8	0	6
Zone 22	34	0	0	0	24	30	0	3
Zone 23	15	10	0	0	577	341	27	314
Zone 24	39	34	3	0	310	287	86	199
Zone 25	5	21	0	0	30	7	62	14
Zone 26	34	13	0	0	220	98	220	16
Zone 27	88	14	0	0	183	98	140	108
Zone 28	28	40	0	0	72	235	343	705
Zone 29	103	62	0	0	193	158	103	714
Zone 30	28	12	0	0	14	18	26	19
Zone 31	11	16	0	0	48	136	303	203
Zone 32	67	40	3	0	162	117	174	212
Zone 33	0	4	0	0	53	118	40	159
Zone 34	19	0	0	0	97	61	133	20
Zone 35	0	4	0	0	90	205	78	73
Zone 36	20	28	0	0	262	224	154	200
Zone 37	49	63	0	0	73	146	611	189
Zone 38	11	18	0	0	16	41	56	576
Zone 39	143	72	0	0	162	124	552	63
Montréal CMA	850	598	6	0	4,780	5,394	5,007	4,815

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Zone 1	0	0	0	0	0	4	0	4
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	132	0	148	0	280
Zone 4	4	4	0	0	0	0	4	4
Zone 5	0	0	0	8	0	3	0	11
Zone 6	0	0	18	17	0	0	18	17
Zone 7	3	2	63	53	8	0	74	55
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	2	0	0	38	0	42	2
Zone 11	0	0	0	6	0	7	0	13
Zone 12	7	0	0	16	13	6	20	22
Zone 13	0	0	0	4	0	0	0	4
Zone 14	2	0	18	75	0	0	20	75
Zone 15	2	0	0	0	0	0	2	0
Zone 16	0	1	62	0	0	3	62	4
Zone 17	4	0	76	1,034	136	375	216	1,441
Zone 18	0	0	0	0	107	32	107	32
Zone 19.1	0	0	0	15	0	0	0	15
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	8	0	8	0
Zone 21	3	4	0	0	0	0	3	4
Zone 22	4	4	24	0	0	0	28	4
Zone 23	15	7	98	101	24	0	137	108
Zone 24	9	7	9	151	49	3	67	161
Zone 25	16	21	6	0	6	8	28	29
Zone 26	15	10	0	4	1	1	16	15
Zone 27	48	28	38	0	18	13	104	41
Zone 28	14	18	46	8	54	293	114	319
Zone 29	46	36	21	71	43	0	110	107
Zone 30	5	18	0	12	8	0	13	30
Zone 31	32	18	0	39	80	7	112	64
Zone 32	14	18	4	18	47	66	65	102
Zone 33	14	6	6	14	11	28	31	48
Zone 34	11	12	22	0	105	1	138	13
Zone 35	27	8	12	37	6	3	45	48
Zone 36	18	12	4	21	3	1	25	34
Zone 37	18	19	65	6	563	38	646	63
Zone 38	13	4	0	0	0	0	13	4
Zone 39	72	52	122	42	488	1	682	95
Montréal CMA	420	311	714	1,884	1,816	1,041	2,950	3,268

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	6	12	195	32	0	35	201	79
Zone 2	2	0	0	0	0	0	2	0
Zone 3	3	3	89	165	189	381	281	549
Zone 4	28	14	0	0	0	0	28	14
Zone 5	0	0	6	119	16	3	22	122
Zone 6	2	8	243	49	120	9	365	66
Zone 7	38	12	107	145	590	87	742	290
Zone 8	0	10	3	3	0	10	3	23
Zone 9	0	0	0	0	0	0	0	0
Zone 10	17	12	0	0	38	0	55	12
Zone 11	0	2	85	39	38	13	123	74
Zone 12	20	26	43	47	19	19	82	92
Zone 13	0	23	143	290	6	16	149	329
Zone 14	22	8	34	121	0	0	56	129
Zone 15	15	7	0	2	0	0	15	9
Zone 16	7	2	67	245	28	13	102	260
Zone 17	9	1	1,091	1,506	718	387	1,904	1,926
Zone 18	2	7	118	9	129	45	249	61
Zone 19.1	0	1	0	43	0	0	0	44
Zone 19.2	0	0	0	194	0	0	0	194
Zone 20	0	0	0	0	8	4	8	4
Zone 21	38	42	56	8	0	6	94	56
Zone 22	27	17	40	30	0	3	67	50
Zone 23	71	74	577	339	27	314	675	727
Zone 24	64	83	328	301	89	201	481	585
Zone 25	62	72	24	7	62	14	148	93
Zone 26	189	115	229	102	220	16	638	233
Zone 27	341	249	198	90	140	108	679	447
Zone 28	110	117	82	260	343	705	535	1,082
Zone 29	249	231	261	179	103	714	613	1,124
Zone 30	114	149	16	16	26	19	156	284
Zone 31	239	231	48	136	303	203	590	570
Zone 32	161	147	162	135	177	212	500	494
Zone 33	102	61	53	118	40	159	275	338
Zone 34	88	78	97	61	133	20	318	159
Zone 35	219	160	90	209	78	73	387	442
Zone 36	126	89	258	232	154	200	538	521
Zone 37	182	197	90	149	611	189	883	535
Zone 38	121	102	12	48	56	576	189	726
Zone 39	343	312	210	145	552	63	1,105	520
Montréal CMA	3,017	2,674	5,055	5,574	5,013	4,817	13,258	13,263

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Zone 1	0	0	0	0	0	0	0	29	0	29	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	8	0	8	0	n/a
Zone 6	0	0	0	0	17	0	42	6	59	6	**
Zone 7	1	0	2	0	0	0	192	123	195	123	58.5
Zone 8	0	1	0	2	0	0	0	9	0	12	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	1	2	0	0	11	0	0	3	12	-75.0
Zone 11	0	0	0	0	0	0	5	0	5	0	n/a
Zone 12	0	4	0	2	0	0	0	79	0	85	-100.0
Zone 13	0	1	0	0	0	0	104	18	104	19	**
Zone 14	2	1	0	0	13	5	11	0	26	6	**
Zone 15	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 16	0	0	0	0	0	0	6	0	6	0	n/a
Zone 17	0	0	0	0	0	0	159	175	159	175	-9.1
Zone 18	0	0	0	4	0	0	0	71	0	75	-100.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	1	0	0	4	0	39	0	44	1	**
Zone 22	1	3	0	0	5	0	4	0	10	3	**
Zone 23	8	7	0	0	22	0	6	27	36	34	5.9
Zone 24	6	10	0	0	0	0	3	6	9	16	-43.8
Zone 25	5	6	0	4	0	0	3	0	8	10	-20.0
Zone 26	21	14	4	2	0	4	1	33	26	53	-50.9
Zone 27	43	23	4	0	0	0	132	18	179	41	**
Zone 28	12	10	0	0	0	4	21	24	33	38	-13.2
Zone 29	18	22	8	0	7	3	17	9	50	34	47.1
Zone 30	6	10	0	6	0	12	4	1	10	29	-65.5
Zone 31	19	32	8	2	0	6	6	16	33	56	-41.1
Zone 32	5	14	4	0	15	0	157	22	181	36	**
Zone 33	7	5	2	2	0	0	2	26	11	33	-66.7
Zone 34	5	10	2	0	0	0	12	0	19	10	90.0
Zone 35	19	19	8	10	0	0	19	35	46	64	-28.1
Zone 36	6	6	6	4	0	0	30	22	42	32	31.3
Zone 37	8	10	8	14	0	7	0	36	16	67	-76.1
Zone 38	9	7	2	4	4	5	21	3	36	19	89.5
Zone 39	27	17	2	0	24	8	105	0	158	25	**
Montréal CMA	231	236	62	56	111	65	1,109	788	1,513	1,145	32.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Zone 1	2	3	0	6	0	0	38	288	40	297	-86.5
Zone 2	0	0	2	0	0	0	3	0	5	0	n/a
Zone 3	0	1	0	0	3	0	495	217	498	218	128.4
Zone 4	7	10	0	0	0	0	0	0	7	10	-30.0
Zone 5	1	0	0	0	0	0	71	10	72	10	**
Zone 6	1	1	4	0	48	19	203	291	256	311	-17.7
Zone 7	11	4	16	4	15	14	360	254	402	276	45.7
Zone 8	3	2	0	2	0	0	22	9	25	13	92.3
Zone 9	0	0	0	0	0	0	57	0	57	0	n/a
Zone 10	1	16	2	0	4	11	0	40	7	67	-89.6
Zone 11	0	3	0	0	0	0	49	94	49	97	-49.5
Zone 12	19	12	8	4	0	0	34	105	61	121	-49.6
Zone 13	0	3	0	0	23	44	1,004	87	1,027	134	**
Zone 14	6	12	0	0	45	48	82	120	133	180	-26.1
Zone 15	6	6	6	4	0	0	359	0	371	10	**
Zone 16	0	1	0	0	0	0	213	301	213	302	-29.5
Zone 17	0	1	0	0	0	0	1,293	1,139	1,293	1,140	13.4
Zone 18	2	2	0	4	0	0	151	108	153	114	34.2
Zone 19.1	1	1	0	0	0	0	15	66	16	67	-76.1
Zone 19.2	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 20	0	0	0	0	0	0	0	12	0	12	-100.0
Zone 21	16	25	0	4	26	0	120	51	162	80	102.5
Zone 22	15	16	0	2	11	22	34	146	60	186	-67.7
Zone 23	37	59	12	12	35	21	570	242	654	334	95.8
Zone 24	41	63	4	14	24	53	341	171	410	301	36.2
Zone 25	34	44	10	20	11	20	75	25	130	109	19.3
Zone 26	114	101	28	6	13	4	186	239	341	350	-2.6
Zone 27	212	244	14	18	57	35	388	339	671	636	5.5
Zone 28	93	76	10	18	48	45	731	338	882	477	84.9
Zone 29	129	163	66	36	97	92	688	157	980	448	118.8
Zone 30	75	95	18	30	6	28	140	113	239	266	-10.2
Zone 31	206	224	44	18	10	29	368	709	628	980	-35.9
Zone 32	75	74	34	32	60	70	675	399	844	575	46.8
Zone 33	54	46	22	6	0	0	174	354	250	406	-38.4
Zone 34	44	66	10	4	6	9	176	82	236	161	46.6
Zone 35	122	86	82	52	0	10	311	187	515	335	53.7
Zone 36	46	39	32	18	20	21	426	116	524	194	170.1
Zone 37	54	55	72	94	53	65	210	130	389	344	13.1
Zone 38	62	82	18	44	17	23	460	181	557	330	68.8
Zone 39	203	210	30	22	160	99	237	279	630	610	3.3
Montréal CMA	1,692	1,847	544	474	792	782	10,759	7,399	13,787	10,502	31.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Zone 1	0	0	0	0	0	29	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	8	0	0	0
Zone 6	17	0	0	0	42	0	0	6
Zone 7	0	0	0	0	0	55	4	68
Zone 8	0	0	0	0	0	9	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	11	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	5	0
Zone 12	0	0	0	0	0	22	0	0
Zone 13	0	0	0	0	104	18	0	0
Zone 14	13	5	0	0	11	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	6	0	0	0
Zone 17	0	0	0	0	127	87	0	88
Zone 18	0	0	0	0	0	34	0	37
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	0	0	0	38	0	1	0
Zone 22	5	0	0	0	4	0	0	0
Zone 23	22	0	0	0	6	24	0	3
Zone 24	0	0	0	0	0	6	3	0
Zone 25	0	0	0	0	0	0	3	0
Zone 26	0	4	0	0	0	33	1	0
Zone 27	0	0	0	0	10	13	122	5
Zone 28	0	4	0	0	21	12	0	12
Zone 29	7	3	0	0	13	9	4	0
Zone 30	0	12	0	0	0	0	4	1
Zone 31	0	6	0	0	6	6	0	10
Zone 32	15	0	0	0	11	19	146	3
Zone 33	0	0	0	0	0	26	2	0
Zone 34	0	0	0	0	12	0	0	0
Zone 35	0	0	0	0	19	34	0	1
Zone 36	0	0	0	0	30	22	0	0
Zone 37	0	7	0	0	0	32	0	4
Zone 38	4	5	0	0	9	0	12	3
Zone 39	24	8	0	0	105	0	0	0
Montréal CMA	111	65	0	0	582	490	307	241

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	0	0	0	0	34	209	4	79
Zone 2	0	0	0	0	3	0	0	0
Zone 3	3	0	0	0	270	217	225	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	71	10	0	0
Zone 6	48	19	0	0	203	135	0	156
Zone 7	11	14	4	0	49	142	19	112
Zone 8	0	0	0	0	4	9	18	0
Zone 9	0	0	0	0	57	0	0	0
Zone 10	4	11	0	0	0	40	0	0
Zone 11	0	0	0	0	31	93	18	1
Zone 12	0	0	0	0	19	45	15	3
Zone 13	23	44	0	0	519	81	485	6
Zone 14	45	48	0	0	81	120	1	0
Zone 15	0	0	0	0	42	0	317	0
Zone 16	0	0	0	0	209	286	4	15
Zone 17	0	0	0	0	965	707	244	375
Zone 18	0	0	0	0	15	71	136	37
Zone 19.1	0	0	0	0	15	66	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	12	0	0
Zone 21	26	0	0	0	119	51	1	0
Zone 22	11	22	0	0	34	140	0	6
Zone 23	35	21	0	0	201	141	369	101
Zone 24	24	53	0	0	140	119	35	52
Zone 25	11	20	0	0	17	22	58	3
Zone 26	13	4	0	0	156	87	30	152
Zone 27	54	35	3	0	127	179	261	160
Zone 28	48	45	0	0	313	238	418	100
Zone 29	97	92	0	0	234	145	454	12
Zone 30	6	28	0	0	73	90	67	23
Zone 31	10	29	0	0	124	185	244	524
Zone 32	60	70	0	0	167	302	508	97
Zone 33	0	0	0	0	77	256	97	98
Zone 34	6	9	0	0	108	48	68	34
Zone 35	0	10	0	0	230	156	81	31
Zone 36	20	21	0	0	234	114	192	2
Zone 37	53	65	0	0	22	82	188	48
Zone 38	17	23	0	0	27	112	433	69
Zone 39	160	99	0	0	162	228	75	51
Montréal CMA	785	782	7	0	5,152	4,938	5,065	2,347

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Zone 1	0	0	0	29	0	0	0	29
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	8	0	0	0	8	0
Zone 6	0	0	59	0	0	6	59	6
Zone 7	3	0	0	55	4	68	195	123
Zone 8	0	3	0	9	0	0	0	12
Zone 9	0	0	0	0	0	0	0	0
Zone 10	3	12	0	0	0	0	3	12
Zone 11	0	0	0	0	5	0	5	0
Zone 12	0	6	0	22	0	0	0	85
Zone 13	0	1	104	18	0	0	104	19
Zone 14	5	6	21	0	0	0	26	6
Zone 15	0	1	0	0	0	0	0	1
Zone 16	0	0	6	0	0	0	6	0
Zone 17	0	0	127	87	0	88	159	175
Zone 18	0	4	0	34	0	37	0	75
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	1	42	0	1	0	44	1
Zone 22	10	3	0	0	0	0	10	3
Zone 23	30	7	6	24	0	3	36	34
Zone 24	6	10	0	6	3	0	9	16
Zone 25	5	10	0	0	3	0	8	10
Zone 26	25	20	0	33	1	0	26	53
Zone 27	47	27	10	9	122	5	179	41
Zone 28	12	14	21	12	0	12	33	38
Zone 29	33	25	13	9	4	0	50	34
Zone 30	6	19	0	9	4	1	10	29
Zone 31	27	40	6	6	0	10	33	56
Zone 32	24	14	11	19	146	3	181	36
Zone 33	9	7	0	26	2	0	11	33
Zone 34	7	10	12	0	0	0	19	10
Zone 35	27	29	19	34	0	1	46	64
Zone 36	12	10	30	22	0	0	42	32
Zone 37	16	31	0	32	0	4	16	67
Zone 38	19	11	5	5	12	3	36	19
Zone 39	53	25	105	0	0	0	158	25
Montréal CMA	381	347	605	500	307	241	1,513	1,145

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - September 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Zone 1	2	9	34	209	4	79	40	297
Zone 2	5	0	0	0	0	0	5	0
Zone 3	0	1	273	217	225	0	498	218
Zone 4	7	10	0	0	0	0	7	10
Zone 5	1	0	71	10	0	0	72	10
Zone 6	5	20	251	135	0	156	256	311
Zone 7	27	22	60	142	23	112	402	276
Zone 8	3	4	4	9	18	0	25	13
Zone 9	0	0	57	0	0	0	57	0
Zone 10	7	27	0	40	0	0	7	67
Zone 11	0	7	31	89	18	1	49	97
Zone 12	27	16	19	45	15	3	61	121
Zone 13	0	51	542	77	485	6	1,027	134
Zone 14	30	60	102	120	1	0	133	180
Zone 15	12	10	42	0	317	0	371	10
Zone 16	0	1	209	286	4	15	213	302
Zone 17	2	1	963	707	244	375	1,293	1,140
Zone 18	2	6	15	71	136	37	153	114
Zone 19.1	1	1	15	66	0	0	16	67
Zone 19.2	0	1	0	0	0	0	0	1
Zone 20	0	0	0	12	0	0	0	12
Zone 21	24	29	137	51	1	0	162	80
Zone 22	30	40	30	140	0	6	60	186
Zone 23	78	78	207	155	369	101	654	334
Zone 24	45	130	164	119	35	52	410	301
Zone 25	55	89	17	17	58	3	130	109
Zone 26	150	111	160	87	31	152	341	350
Zone 27	290	303	117	173	264	160	671	636
Zone 28	109	122	353	255	420	100	882	477
Zone 29	240	257	286	179	454	12	980	448
Zone 30	101	144	71	99	67	23	239	266
Zone 31	256	271	124	185	248	524	628	980
Zone 32	169	151	167	327	508	97	844	575
Zone 33	76	52	77	256	97	98	250	406
Zone 34	60	79	108	48	68	34	236	161
Zone 35	204	148	230	156	81	31	515	335
Zone 36	98	80	234	112	192	2	524	194
Zone 37	176	201	25	95	188	48	389	344
Zone 38	96	139	28	122	433	69	557	330
Zone 39	342	335	213	224	75	51	630	610
Montréal CMA	2,730	3,006	5,436	5,035	5,079	2,347	13,787	10,502

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
September 2016	1	12.5	0	0.0	2	25.0	0	0.0	5	62.5	8	-	-
September 2015	0	0.0	0	0.0	1	10.0	1	10.0	8	80.0	10	-	-
Year-to-date 2016	5	8.1	3	4.8	18	29.0	9	14.5	27	43.5	62	-	-
Year-to-date 2015	2	2.3	9	10.5	13	15.1	12	14.0	50	58.1	86	-	727,125
Laval													
September 2016	1	11.1	1	11.1	2	22.2	1	11.1	4	44.4	9	-	-
September 2015	1	4.5	3	13.6	2	9.1	4	18.2	12	54.5	22	-	867,751
Year-to-date 2016	4	4.5	9	10.2	17	19.3	29	33.0	29	33.0	88	-	502,405
Year-to-date 2015	5	3.9	8	6.3	25	19.7	35	27.6	54	42.5	127	-	867,751
North Shore													
September 2016	8	13.1	20	32.8	18	29.5	8	13.1	7	11.5	61	430,000	498,713
September 2015	15	20.5	31	42.5	10	13.7	8	11.0	9	12.3	73	400,000	411,831
Year-to-date 2016	132	22.0	256	42.7	126	21.0	44	7.3	42	7.0	600	370,000	382,107
Year-to-date 2015	174	26.0	256	38.2	151	22.5	47	7.0	42	6.3	670	370,000	373,731
South Shore													
September 2016	0	0.0	9	23.1	12	30.8	11	28.2	7	17.9	39	-	362,629
September 2015	9	14.1	17	26.6	20	31.3	10	15.6	8	12.5	64	-	410,441
Year-to-date 2016	31	8.0	98	25.2	125	32.1	55	14.1	80	20.6	389	-	510,981
Year-to-date 2015	52	12.3	139	32.9	118	27.9	48	11.3	66	15.6	423	-	395,928
Vaudreuil-Soulanges													
September 2016	3	21.4	7	50.0	3	21.4	0	0.0	1	7.1	14	-	-
September 2015	1	9.1	5	45.5	4	36.4	1	9.1	0	0.0	11	-	-
Year-to-date 2016	31	19.1	58	35.8	43	26.5	12	7.4	18	11.1	162	400,000	375,224
Year-to-date 2015	39	23.4	42	25.1	40	24.0	24	14.4	22	13.2	167	-	334,966
Montréal CMA													
September 2016	13	9.9	37	28.2	37	28.2	20	15.3	24	18.3	131	440,000	468,788
September 2015	26	14.4	56	31.1	37	20.6	24	13.3	37	20.6	180	420,000	483,939
Year-to-date 2016	203	15.6	424	32.6	329	25.3	149	11.5	196	15.1	1,301	400,000	446,366
Year-to-date 2015	272	18.5	454	30.8	347	23.6	166	11.3	234	15.9	1,473	400,000	441,696

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2016						
Submarket	Sept 2016	Sept 2015	% Change	YTD 2016	YTD 2015	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	712,500	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	741,750	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	867,751	n/a	545,573	867,751	-37.1
Zone 24	-	-	n/a	459,237	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	354,238	329,434	7.5
Zone 27	469,409	411,831	14.0	380,843	387,801	-1.8
Zone 28	586,627	-	n/a	586,627	482,855	21.5
Zone 29	-	-	n/a	422,622	421,358	0.3
Zone 30	-	-	n/a	281,116	337,776	-16.8
Zone 31	-	-	n/a	-	311,609	n/a
Zone 32	-	-	n/a	523,700	373,954	40.0
Zone 33	-	-	n/a	466,297	-	n/a
Zone 34	-	430,893	n/a	433,981	397,313	9.2
Zone 35	-	401,145	n/a	-	406,567	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	696,444	436,744	59.5
Zone 38	362,629	-	n/a	362,629	300,000	20.9
Zone 39	-	-	n/a	375,224	334,966	12.0
Montréal CMA	468,788	483,939	-3.1	446,366	441,696	1.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
September 2016	1,592	3,226	13,743	387,403	8.6	357,354	8.1
September 2015	1,533	3,590	16,300	362,909	10.6	348,290	9.4
% Change	3.8	-10.1	-15.7	6.7	n.d.	2.6	n.d.
YTD 2016	18,791	30,502	15,755	357,074	7.5	n.d.	n.d.
YTD 2015	18,132	33,691	17,820	346,898	8.8	n.d.	n.d.
% Change	3.6	-9.5	-11.6	2.9	n.d.	n.d.	n.d.
CONDOMINIUMS*							
September 2016	882	2,323	12,079	300,979	13.7	282,741	13.0
September 2015	811	2,404	13,271	284,890	16.4	277,142	14.6
% Change	8.8	-3.4	-9.0	5.6	n.d.	2.0	n.d.
YTD 2016	9,604	21,407	13,036	283,231	12.2	n.d.	n.d.
YTD 2015	8,873	22,326	13,726	274,862	13.9	n.d.	n.d.
% Change	8.2	-4.1	-5.0	3.0	n.d.	n.d.	n.d.
PLEX*							
September 2016	280	633	2,658	489,356	9.5	478,891	8.8
September 2015	308	679	2,908	432,582	9.4	464,560	9.8
% Change	-9.1	-6.8	-8.6	13.1	n.d.	3.1	n.d.
YTD 2016	2,996	5,425	2,847	480,777	8.6	n.d.	n.d.
YTD 2015	2,846	5,753	3,086	462,757	9.8	n.d.	n.d.
% Change	5.3	-5.7	-7.8	3.9	n.d.	n.d.	n.d.
TOTAL							
September 2016	2,757	6,190	28,552	364,699	10.4	345,953	9.7
September 2015	2,654	6,680	32,565	343,025	12.3	337,132	11.0
% Change	3.9	-7.3	-12.3	6.3	n.d.	2.6	n.d.
YTD 2016	31,419	57,423	31,719	340,655	9.1	n.d.	n.d.
YTD 2015	29,879	61,876	34,715	332,001	10.5	n.d.	n.d.
% Change	5.2	-7.2	-8.6	2.6	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
September 2016

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	116.9	122.9	2,029	7.9	66.0	833
	February	567	2.89	4.74	117.3	124.1	2,036	7.6	66.0	834
	March	567	2.89	4.74	117.3	124.8	2,040	7.7	66.2	832
	April	561	2.89	4.64	117.2	124.9	2,043	7.9	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,039	8.4	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,035	8.7	66.6	841
	July	561	2.89	4.64	117.3	125.3	2,040	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,047	8.7	66.7	863
	October	561	2.89	4.64	117.7	125.6	2,038	8.7	66.4	863
	November	561	3.14	4.64	118.2	125.1	2,037	8.6	66.2	863
	December	561	3.14	4.64	118.1	124.7	2,039	8.7	66.3	858
2016	January	561	3.14	4.64	118.1	124.8	2,046	8.6	66.5	860
	February	561	3.14	4.64	118.4	125.4	2,047	8.7	66.5	860
	March	561	3.14	4.64	118.4	125.8	2,048	8.5	66.4	862
	April	561	3.14	4.64	118.5	126.2	2,051	8.4	66.3	868
	May	561	3.14	4.64	118.5	126.6	2,057	8.1	66.2	869
	June	561	3.14	4.64	118.5	126.2	2,054	7.8	65.9	874
	July	567	3.14	4.74	118.5	125.9	2,049	7.8	65.6	873
	August	567	3.14	4.74	118.6	125.8	2,049	7.8	65.5	880
	September	561	3.14	4.64		126.4	2,070	7.6	66.1	883
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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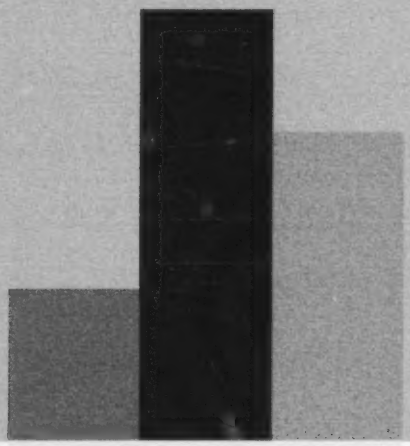

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